2.5 ACRES FOR DEVELOPMENT

5611 S IH 35W | Alvarado, TX 76009

SITE

VISION
COMMERCIAL REAL ESTATE

N Pkwy Dr

TCN
WORLDWIDE
REAL ESTATE SERVICES

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PRICE | **CONTACT BROKER**   PROPERTY AREA | **108,900 SF (2.5 AC)**

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COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

- 2.5 Acres ideal for mixed-use retail or a restaurant pad site
- Zoned C-2 for "General Commercial District"
- Neighboring tenants include Brookshire's, Comfort Inn & Suites, and Domino's Pizza
- Excellent access as well as visibility to I-35W and U.S. Hwy 67
- Fast growing Alvarado market - 10.2% 5 - year population growth projected within 1 mile radius
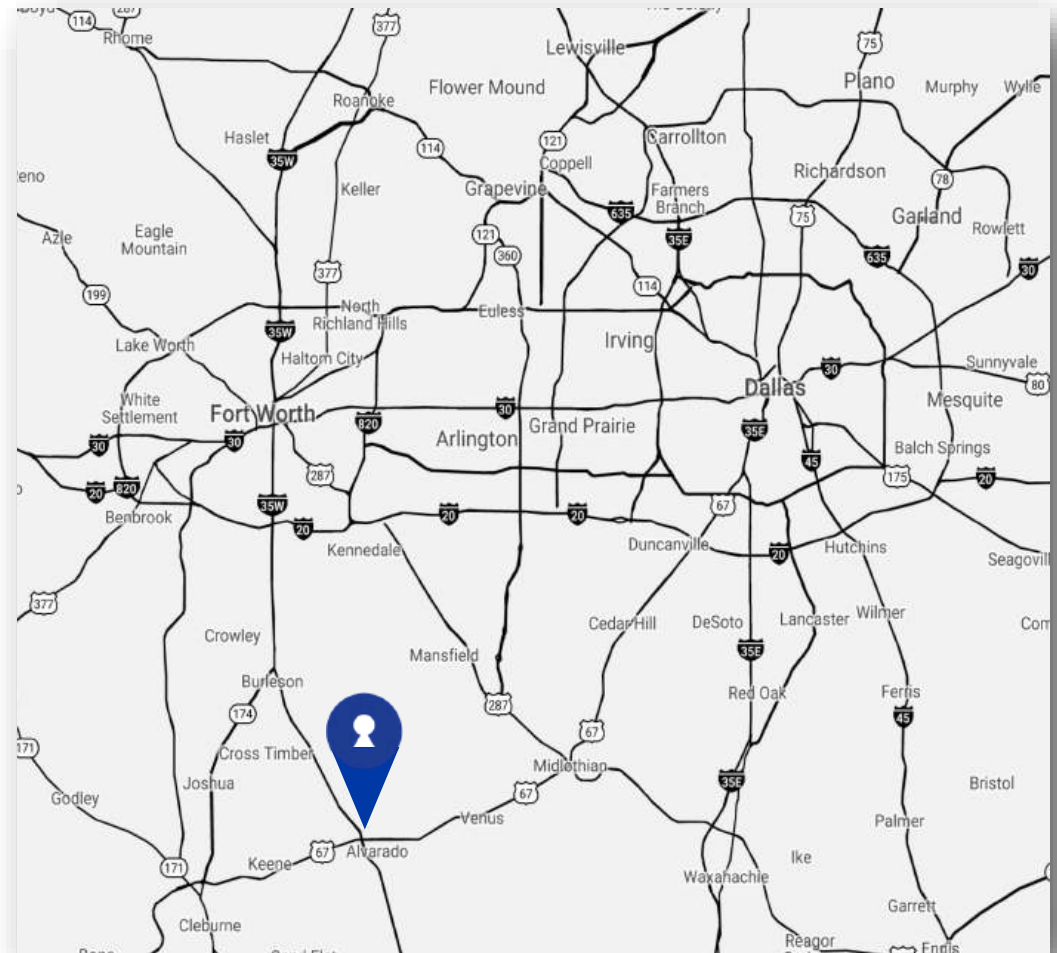
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	2,735	7,661	10,191	20,392
DAYTIME POPULATION	2,897	7,126	9,380	16,821
AVG HH INCOME	$97,449	$80,308	$79,609	$79,186
POPULATION GROWTH 2023-2028	0.26%	0.21%	0.71%	0.22%

*STDB.com 2024

TRAFFIC COUNT

15,141 VPD at N Pkwy Dr & S IH 35W

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Indian Trails

LIQUOR DEPOT
McDonald's
Chevron
Comfort INN & SUITES
TACO BELL
PAPA JOHNS PIZZA
WAFFLE HOUSE

N Pkwy Dr

Pizza Hut
Exxon
Chicken EXPRESS
DOLLAR GENERAL
Whataburger
Domino's
Brookshire's food & pharmacy

INTERSTATE 35

67

BURGER KING
STARBUCKS COFFEE
QT
CVS pharmacy

DQ
SONIC
Seventh-day Adventist Church TEXAS CONFERENCE
WELLS FARGO
MOTEL 6 ACCOR hotels

Google Maps

TCN WORLDWIDE REAL ESTATE SERVICES

5611 S IH 35W | 3

5611 S IH 35W | 4

VISION
COMMERCIAL REAL ESTATE

COMMERCE
250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW

amazon
American Airlines
BELL
gm
AT&T
Kimberly-Clark
LOCKHEED MARTIN
Alcon
salesforce

#1 in the country for **3-year job growth** (185,600 jobs)

#1 in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)
BLS, Dec. 2021

4 **Global 500 Companies** *Fortune, 2021*

9 **World's Most Admired Companies** *Fortune, 2022*

22 **Fortune 500 Companies**

DFW AIRPORT'S CARGO NETWORK CONNECTS TO
28 MAJOR HUBS AROUND THE WORLD

50%
LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2%
EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs *as of July 2022*

DFW AREA GROWTH

+328 — people per day (2020)

1,302,041 added in 2010–2020

7,694,138 TOTAL POPULATION

11,200,000 Population by **2045**

4TH LARGEST METRO IN U.S.

OVER **200** CITIES

3 Commercial AIRPORTS
- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in 4 hours

Access nearly 60 international destinations

HIGHER EDUCATION

Three Research 1 Universities

UNT
UTD THE UNIVERSITY OF TEXAS AT DALLAS
THE UNIVERSITY OF TEXAS ARLINGTON

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions
15 Major Universities Including:

TCU
SMU

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

Cited: www.dallaschamber.org

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:
- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:
AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817-803-3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission   Information available at www.trec.texas.gov